

Community Impact Assessment

For

The Reserve at Williamsburg ***A Master Planned Active Adult Community***

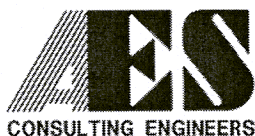
Prepared For

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TABLE OF CONTENTS

I.	INTRODUCTION.....	3
II.	THE PROJECT TEAM	4
III.	EXISTING CONDITIONS	5
IV.	PROJECT DESCRIPTION	5
V.	PLANNING CONSIDERATIONS.....	7
	A. Land Use	7
	B. Environmental.....	7
	C. Zoning Strategy	7
	D. Parks and Recreation	8
VI.	ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES	8
	A. Public Water Facilities.....	8
	B. Public Sewer Facilities	9
	C. Fire Protection and Emergency Services	10
	D. Solid Waste	10
	E. Utility Service Providers	10
	F. Schools.....	10
VII.	ANALYSIS OF ENVIRONMENTAL IMPACTS	11
	A. Preliminary Wetland Determination	11
	B. Resource Protection Areas	11
	C. Soils.....	11
VIII.	ANALYSIS OF STORMWATER MANAGEMENT.....	12
IX.	ANALYSIS OF IMPACTS TO TRAFFIC	12
	(See separate Traffic Study from DRW & Associates)	
X.	FISCAL IMPACT STUDY.....	13
XI.	CONCLUSIONS.....	13
	LIST OF TABLES	
	Table 1 – Projected Wastewater Flows	9
	LIST OF EXHIBITS	
	Exhibit 1 - Vicinity Map.....	6
	APPENDIX	
	City of Williamsburg Property Restrictions titled: Exhibit B, Development Restrictions, Limitations and Requirements	
	Wetlands Jurisdictional Confirmation from the U.S. Army COE	
	Governor's Green Fire Flow Chart	
	BMP Pollutant Removal Calculation Summary	
	Cultural Resources Study	
	First Centrum Parking Ratio Data	

I. INTRODUCTION

Fourth Centrum of Virginia, Inc., under the auspices of its parent company First Centrum, LLC, proposes to amend the Zoning Map of York County, Virginia to create a Planned Development District (PD) on approximately 70.00± acres presently zoned for Economic Opportunity (EO). The proposed PD would consist of an age restricted Independent Living Senior Housing community on approximately 63 acres, containing a mix of single family detached units, duplex units, apartments and condominiums, combined with a small 7 acre commercial center fronting Mooretown Road containing uses appropriate for the EO District.

The property is located in the Bruton Magisterial District on the east side of Mooretown Road, approximately 3000 feet north of Waller Mill road and a little over one mile south of Airport Road. A vicinity map is included on page 6. The current zoning of the property is EO, Economic Opportunity. The property is owned by the City of Williamsburg, which has agreed to sell the front 70 acres of a 132 acre parcel to Fourth Centrum subject to restrictions (Appendix, Exhibit B) and conditions including access to the rear of the property via a public road and limitations on impervious surfaces at build out. The purpose of this Community Impact Assessment is to summarize and organize the planning efforts of the project team into a cohesive package for Staff review, addressing the pertinent planning issues, the requirements of the Planned Development zoning district, performance standards, and the cultural, fiscal, and physical impacts of the proposed development to the County.

First Centrum and Senior Housing

First Centrum and affiliates is a privately held group based in Sterling, Virginia with additional offices in Maryland and Michigan.

Founded by Thomas R. Runquist, First Centrum has developed over 200 communities totaling over 12,000 residential units since being founded in 1978. This includes over 100 senior communities. Listed by the American Seniors Housing Association as one of the nations 20th largest owners of seniors housing, First Centrum and affiliates includes development, property management, architectural design, and general contracting companies.

Having all of these disciplines together allows for a high degree of creativity and quality of execution. First Centrum has constructed various types of senior housing in the Midwest, Mid-Atlantic, Southeast, and the U.S. Virgin Islands. In Virginia, First Centrum has developed senior rental communities in Fairfax County, Prince William County, Stafford County, Spotsylvania County, the City of Richmond, Henrico County, the City of Colonial Heights and the City of Chesapeake.

First Centrum is owned by Mr. Runquist, Chairman, and Mark L. Weshinsky, President of the Company.

II. THE PROJECT TEAM

The organizations that participated in the preparation of the information provided with this rezoning submission are as follows:

- Developer - Fourth Centrum of Virginia, Inc.
- Civil Engineering - AES Consulting Engineers
- Environmental/Wetlands - Williamsburg Environmental Group
- Traffic - DRW & Associates
- Land Planning - AES Consulting Engineers
- Architect - Archon Associates, Inc
- Attorney - Geddy, Harris, Franck & Hickman, LLP
- Archaeology - Circa~ Cultural Resources Management, LLC
- Fiscal - The Wessex Group, Ltd.

Key components of this Community Impact Assessment are:

- Existing Conditions
- Project Description
- Planning Considerations
- Analysis of Impacts to Public Facilities and Services
- Analysis of Environmental Impacts
- Analysis of Storm Water Management
- Traffic Impact Analysis
- Fiscal Impacts
- Conclusions

III. EXISTING CONDITIONS

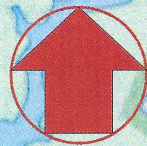
Site Location- See Figure 1, Vicinity Map, page 6

Master Plan Sheet 2- Existing Conditions, contains detailed information on wetlands, buffers, soils, and slopes. A pre-development site analysis revealed the following results:

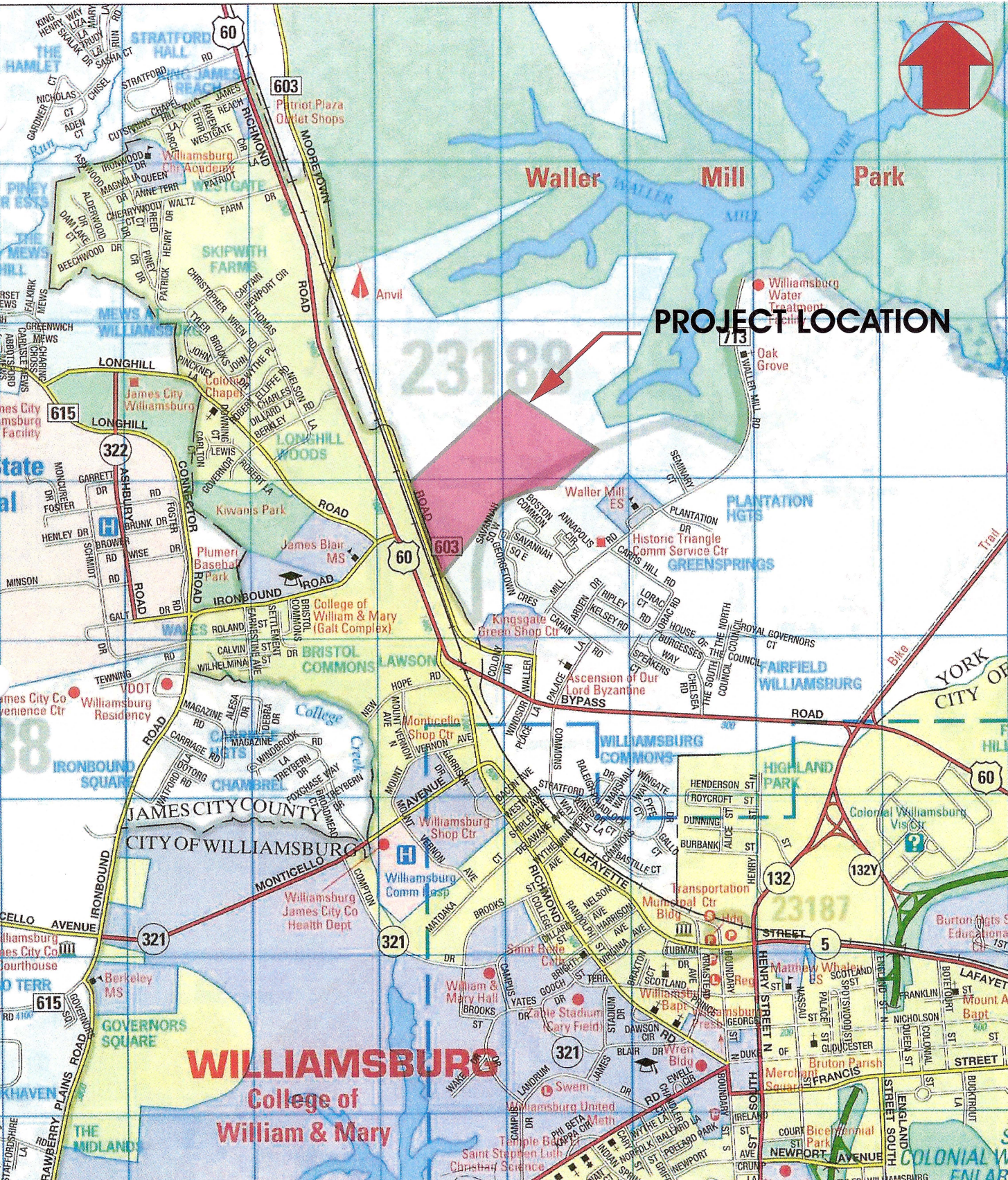
<i>Wetland areas:</i>	<i>0.43 acres</i>
<i>Areas of 20% - 30% slope:</i>	<i>1.74 acres</i>
<i>Areas of 30% or greater slope</i>	<i>0.97 acres</i>
<i>Areas within an easement greater than 20'</i>	<i>0.83 acres</i>
Subtotal	3.97 acres
<i>Uplands</i>	<i>66.03 acres</i>
Total	70 acres

IV. PROJECT DESCRIPTION

Fourth Centrum proposes to establish a Planned Development District on the property to allow for the creation of an age restricted, independent living community and a small commercial center on 70 acres to be subdivided from a 132 acre parent tract owned by the City of Williamsburg. The 63 acre independent living community will include apartments, condominiums, single family homes, and duplex units totaling a maximum of 459 units. A small commercial center arranged on the property to compliment the site and fit within the context of surrounding development is also planned on approximately 7 acres fronting on Mooretown Road. The concept, as depicted on Master Plan Sheet 4- Illustrative Plan, shows the site and the remaining City property to the rear accessed by a variable width central spine public road. The roads and access drives serving the commercial center, the apartments and condominiums, as well as the single family and duplex neighborhoods will be private. Elevations accompanying this application illustrate the character of the various structures proposed for the project. The design intent is to promote architecture that unifies the look of the community while providing interest and individuality through the use of varying facades, a lively landscaped streetscape and generous open space. Fourth Centrum estimates the total resident population will be 765 residents. This estimate is based on multipliers of 1.5 residents per unit for apartments and 1.75 residents per unit for condominiums, single family, and duplex units.



PROJECT LOCATION



V. PLANNING CONSIDERATIONS

A. Land Use

The Comprehensive Plan designates the entire 132 acre parcel, including the 70 acres which are the subject of this project, as EO, Economic Opportunity. The EO designation was placed on this land in recognition of the improved access provided by existing and planned improvements for Mooretown Road. However, the accessibility of this site to Interstate 64 and Route 199 is not nearly as good as sites with the same zoning designation along Route 132 between Bypass Road and Route 143 (Capitol Landing Road). The site is currently bounded by two timeshare communities. Initial discussions with York County Planning Staff have indicated that the proposed mix of Senior Housing and small scale commercial uses would be an appropriate neighbor to the existing timeshares and a good economic fit for this particular site on Mooretown Road.

B. Environmental

Watershed protection surrounding the Waller Mill Reservoir has had much to do with recent decisions regarding this property. The City of Williamsburg owns the parent tract of some 132 acres, which it acquired specifically to provide a protective buffer for the reservoir and its tributary streams. Fourth Centrum has a purchase agreement for 70 acres fronting on Mooretown Road. The purchase agreement contains development restrictions (see appendix) which include limits on the amount of impervious surface (45%) that may be developed on this property. The city will permit only development that would not require extensive impervious surfaces, such as proposed here, and will not permit the large expanses of parking required by more intensive commercial uses.

C. Zoning Strategy

Since Senior Housing is not an allowed use within the EO District, a rezoning is being sought to create a Planned Development designation for the property. The Planned Development District is an appropriate vehicle for this proposal because the purpose of the Planned Development district is "to encourage a more efficient use of land and public services by allowing a more flexible means of development than is otherwise possible under typical lot by lot or cluster zoning restrictions. Further, this district provides opportunities for development which reduces land consumption, reduces the amount of land devoted to streets and other impervious surfaces, provides increased amounts of open space and recreational amenities, and encourages creativity and innovation in design, all of which could serve to enhance the quality of life and to reduce the tax burden on the citizens of the county. The planned development provides both design and use flexibility." The conclusions that follow in this report will summarize how this proposal meets the criteria and purpose of the Planned Development district.

While the zoning ordinance establishes performance standards that provide for the compatibility of senior housing, commercial development, multi-family, and single-

family development with the comprehensive plan, surrounding land uses and general public welfare, the Planned Development District allows the Board to modify up or down, the dimensional, density, and design requirements outlined in Division 6 of the ordinance at its discretion based on the merits of the project and its compatibility with surrounding land uses. Fourth Centrum is looking to the Board for flexibility in these design requirements to allow the highest and best use of the land and to help insure that open space remains a key feature in this proposed community. Specifically, to insure appropriate density without excessive footprints and allow greater flexibility in design, Fourth Centrum requests a waiver of height restrictions to permit condominium building heights at the ridge line of not greater than 72 feet (four stories with parking underneath) and apartment building heights at the ridge line not to exceed 60 feet (four stories). Other examples where exceptions to other performance standards may be sought include flexibility in setbacks to allow for an appropriate mix of unit types and parking reductions based upon First Centurms extensive history of senior housing developments. While the Illustrative Plan accurately depicts the design intent for the Reserve at Williamsburg, Master Plan Alternatives A and B are provided to show how this intent can still be served with a flexible plan allowing Fourth Centrum to respond to market conditions. Specifically, Alternative B moves a portion of the apartment/condominium product from the front of the site to the rear of the property allowing the option of having the condominium product grouped together instead of being separated by the single family/duplex component.

D. Parks and Recreation

Fourth Centrum proposes to provide recreational amenities designed to meet the needs of the active adult client base and satisfy ordinance standards for senior housing. Proposed amenities include:

Senior Apartments – (Interior) entry lobby, community room, hair salon, medical examination room, theater room, game room, art studio and exercise room. Exterior amenities will include walking trails, sitting areas, and gardens. Residents of the senior apartments will also have the option of joining the community recreation center to take advantage of the amenities and open space provided there.

For-Sale community – walking trails (integrated with sidewalks), recreation center with exercise room, meeting room, pool (sized appropriately to meet the county code), spa, dressing rooms, and restrooms.

Recreation open space, natural open areas, and buffers include some 26.35 acres of the proposed Reserve at Williamsburg. The centralized community recreation area shown on the master plan is over two acres in size and exceeds the 200 S.F. per unit requirement outlined in the Performance Standards for Senior Housing.

VI. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES

A. Public Water Facilities

Public water shall be provided by the City of Williamsburg system. The water shall be extended to the site from the existing 16 inch water main located along Mooretown

Road. A Master Water and Sewer Plan is included with the Master plan set showing the proposed waterline layout to serve the development. A preliminary water model will be prepared to insure that the proposed development will have sufficient flow and pressure to provide adequate fire flow to the project. However, it appears from a fire flow test conducted in May of 2004 that more than adequate flows are available to the site. The test indicated that approximately 3,100 gpm at a residual pressure of 40 psi is available to the site. Generally 2,500 gpm at 20 psi would be sufficient for this type of development. This test was conducted for the adjacent Governor's Green project and is shown in the Appendix.

A more detailed water model will be completed and submitted prior to or with the final site plan. The model will examine volume and pressures throughout the immediate water system area.

B. Public Sewer Facilities

Sanitary sewer service is provided to the site by a proposed on site gravity sewer collection system which will convey wastewater flows to a proposed on site sewage pumping station. This sewage pumping station shall convey the wastewater through a 6 inch force main to an existing HRSD force main located adjacent to Mooretown Road in the vicinity of the Anvil Campground.

There is another alternative to convey the sewage to HRSD, which is to use the existing 6 inch force main along Mooretown Road, which conveys the wastewater from the adjacent Governor's Green timeshare resort to the HRSD force main. A detailed study of the Governors Green sewage pumping station will need to be performed in order to determine if using the existing 6 inch force main for both projects is feasible. This option would eliminate having two parallel force mains along Mooretown Road.

All system components shall be designed to York County standards for acceptance into the York County system. Please refer to the Master Water and Sewer Plan (Master Plan Sheet 6) for the preliminary layout of the on site sanitary sewer system. Also, please find below "Table 1" which shows the anticipated sewage flows for the project.

Table 1 – Projected Wastewater Flows from The Reserve at Williamsburg

Type of Development	No. of Units	Flow (GPD/Unit)	Average Daily Flow (GPD)	Duration (hrs)	Avg. Flow (GPM)	Peak Flow (GPM)
RESIDENTIAL						
Single-family and Duplex Units	91	250	22,750	24	15.8	39.5
Condos	216	250	54,000	24	37.5	93.8
Apartments	152	225	34,200	24	23.8	59.5
Subtotal	459		110,950		77.1	192.8
NON-RESIDENTIAL						
Active Restaurant (sit down)	28,000 sf	0.2	5,600	16	5.8	14.5
	400 seats	35	14,000	16	14.6	36.5
Subtotal			19,600		20.4	51.0
TOTAL			130,550		97.5	243.8

C. Fire Protection and Emergency Services

There are currently six (6) fire stations providing fire protection and Emergency Medical Services (EMS) services to York County with support from James City County and the City of Williamsburg. Four (4) stations are located within a reasonable distance to the project site from the three Jurisdictions. Two of the four stations are located in York County, one in James City County, and one in the City of Williamsburg. The closest fire station to the subject site within York County is the "Bruton" Station 3, located at 114 Hubbard Lane, just over 3.1 miles southeast of this project site. However, the project site falls within the "Skimino" Station 5, 2000 Newman Road, fire protection district, which is just over 4.1 miles North West of the subject property.

The two fire stations closest to the subject site are the City of Williamsburg's station located on Lafayette Street and James City County's Station 4 located on 5312 Olde Towne Road. The City of Williamsburg station is located approximately 1.5 miles South East of the subject property, while the James City County Station 4 is located approximately 1.9 miles North West of the subject property. Response time to the site is within appropriate limits if an emergency event occurs which requires additional fire and life safety support. The mutual aid agreement between these municipalities affords the future residents of the project more than adequate response to potential emergencies.

D. Solid Waste

The proposed development on the subject property will generate solid wastes that will require collection and disposal to promote a safe and healthy environment. Reputable, private contractors, hired by the Homeowners Association will handle the collection of solid waste. Both trash and recyclable material will be removed from this site to a solid waste transfer station.

E. Utility Service Providers

Virginia Natural Gas, Dominion Virginia Power, Cox Communications, and Verizon Communications provide, respectively, natural gas, electricity, cable TV service, and telephone service to this area. The current policy of these utility service providers is to extend service to the development at no cost to the developer when positive revenue is identified; plus, with new land development, these utility service providers are required to place all new utility service underground.

F. Schools

Because the proposed land use is senior housing and no school age children will be permitted to reside in the community, there will be no direct impacts on the local school system.

VII. ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Preliminary Wetland Determination

Investigations were conducted by Williamsburg Environmental Group (WEG) in the fall of 2005 for the property. The extent of wetland features is shown on Master Plan Sheet 2- Existing Conditions. The U.S. Army Corps of Engineers confirmation of delineated wetlands is contained in the Appendix.

Based on the investigation by WEG and field surveying by AES, approximately 0.43 acres of wetlands are present on the property. In the Master Plan for the proposed development, some disturbance of the wetland environment is shown. One isolated non-forested wetland will be affected by the development of internal roads and lots. One upper reach on a non-contributing stream containing 0.22 acres of wetlands will be impacted with the construction of a stormwater management facility serving the commercial site and some of the residential area near Mooretown Road. In addition, there may be some temporary disturbances of some steep slopes associated with the construction of an on-site sanitary sewer pump station and the stormwater management facility in a ravine at the eastern edge of the site. All of the above described items may require proper state and federal permitting prior to the issuance of York County Land Disturbance Permits. The uppermost reach of a tributary stream that has been determined to be perennial is located below the stormwater management facility in the ravine leading to that stream. The facility and the proposed grading to construct it lie outside of the 100' RPA and 200' watershed protection buffers.

B. Resource Protection Areas

The property contains Resource Protection Areas (RPA) and associated buffers in two locations which are shown on Master Plan Sheet 2- Existing Conditions. Also illustrated is the 200' watershed protection buffer along the perennial stream identified by WEG along the southern property line.

C. Soils

The Soil Survey of James City and York Counties and the City of Williamsburg, Virginia (USDA 1985) shows several soil types within the property boundary. This property is predominantly situated on well-drained soils of Craven-Uchee, Emporia Complex, Emporia, and Slagle soil types. Soils mapping can be seen on Master Plan Sheet 2- Existing Conditions.

VIII.

ANALYSIS OF STORMWATER MANAGEMENT

This project is located in the York County Watershed Management and Protection Area Overlay District and thus is subject to special storm water management criteria. These criteria will be met primarily through the installation of four wet ponds. These facilities will provide both flow attenuation and pollutant removal for the project. York County uses the CBLAD method of calculating pollutant removal and this plan achieves the required pollutant removal from these four ponds. The City of Williamsburg, the seller of the property, has placed development restrictions on the property which limit the impervious cover to be placed thereon. The limit has been set at 45% impervious cover and has been reflected in the preliminary pollutant removal calculations. Other restrictions in regard to buffers, land use, and the use of Low Impact Development (LID) techniques have also been imposed. A copy of these restrictions are included in the appendix.

Using the CBLAD calculation method the pre-development phosphorous load is 31.25 lbs., while the post development pollutant load is 73.30 lbs., which yields a net pollutant removal required of 42.05 lbs. The total pounds of phosphorous removed by the four ponds are 42.08 lbs. Please refer to the attached master storm water management plan as well as the BMP Pollutant Removal Calculation Summary and associated worksheets contained in the appendix for the details of the calculations.

In addition to the wet ponds, the master storm water management plan indicates potential locations for LID methods to be utilized. These methods may include bioretention cells, infiltration trenches, dry swales, grass swales, or other recognized techniques. In addition, an infiltration component similar to those incorporated in the ponds at the Sentara Williamsburg Regional Medical Center campus is planned. While the wet ponds alone provide the necessary pollutant removal, these LID measures will provide an additional pollutant removal component which will exceed the York County Storm water requirements while meeting the contractual requirements stipulated by the City.

IX.

ANALYSIS OF IMPACTS TO TRAFFIC

A Traffic Study has been prepared by DRW & Associates. A copy of this traffic study is included in this study with an exhibit showing the proposed improvements.

The Illustrative plan provided with this submission package depicts parking at the senior housing independent living requirement of 1 space per unit plus 1 space per six units for visitor parking. Based on the experience of First Centrum with similar projects, this parking requirement, while meeting Performance Standards for senior housing, is more than may be required. Supporting documentation is included in the appendix. If a reduction in the total number of spaces is requested, a parking reduction study will be prepared and provided during final development plans in accordance with 24.1-604(b) of the York County Zoning Ordinance.

X. FISCAL IMPACT STUDY

A fiscal impacts analysis has been prepared by the Wessex Group and is included with this report.

XI. CONCLUSIONS

The Reserve at Williamsburg represents an appropriate mix of land uses on this site in York County. The age restricted independent living community provides a logical transition between surrounding land uses, including the timeshares to the east and west of the property. The small commercial component can serve the residents of the Reserve as well as the surrounding community. The 459 units proposed represent a net density (exclusive of retail component) of approximately 8 units per acre and the projected senior population of 765 residents will not burden area schools. Of equal importance, the Reserve at Williamsburg helps fill a growing regional need by providing active adults with the opportunity to downsize homes while continuing to live in the local area.

This proposed community meets the intent of the Planned Development District with assurances for the provision of ample open space and its efficient use. First Centrum's experience with senior housing assures the county of high standards of design, layout and construction. The Reserve will provide a model for the development of superior senior housing in York County; and, the variety of housing types and the commercial center achieve a strong mix of complimentary land uses.

The Traffic Study concludes that this project will not burden the existing area road system now and into the future. The Fiscal Analysis concludes a net positive fiscal impact to the County, at build out, of approximately \$458,000 per year.

There are adequate public utilities with capacity to serve this project. Fire and life safety issues have been addressed with this application and through meetings between First Centrum and the Fire Marshall.

Finally, the careful planning of this project with regard to open space, buffers, carefully planned stormwater management systems and limits on impervious surfaces assures the County and the City of Williamsburg that the Waller Mill Reservoir will be protected.